140.0	0002	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	679,900 / 679,900
					USE VALUE:	679,900 / 679,900
					ASSESSED:	679,900 / 679,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		SCITUATE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RAWSON ROBERT S/ETAL
Owner 2:	RAWSON READY SHEILA M
Owner 3:	
Street 1:	14 SCITUATE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TELLALIAN BARBARA -
Owner 2:	-
Street 1:	14 SCITUATE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,635 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Aluminum Exterior and 1362 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4635.000	232,700		447,200	679,900
Total Card	0.106	232,700		447,200	679,900
Total Parcel	0.106	232,700		447,200	679,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 499.34 | /Parcel: 499.3

Legal Description

User Acct 89941

GIS Ref

GIS Ref

Insp Date 05/08/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 140.0-0002-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	232,800	0	4,635.	447,200	680,000	680,000	Year End Roll	12/18/2019
2019	101	FV	197,700	0	4,635.	419,300	617,000	617,000	Year End Roll	1/3/2019
2018	101	FV	197,700	0	4,635.	346,600	544,300	544,300	Year End Roll	12/20/2017
2017	101	FV	197,700	0	4,635.	318,700	516,400	516,400	Year End Roll	1/3/2017
2016	101	FV	197,700	0	4,635.	290,700	488,400	488,400	Year End	1/4/2016
2015	101	FV	186,000	0	4,635.	285,100	471,100	471,100	Year End Roll	12/11/2014
2014	101	FV	171,500	0	4,635.	265,000	436,500	436,500	Year End Roll	12/16/2013
2013	101	FV	171,500	0	4,635.	252,100	423,600	423,600		12/13/2012

!10817!

PRINT

Date	Time
12/11/20	01:04:43

LAST REV

Date	Time
05/30/18	09:03:19
ekelly	
10817	

USER DEFINED

Prior Id # 1:	89941
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TELLALIAN BARBA	33359-295		7/31/2001		350,000	No	No		
COLLINS DOROTHY	26920-355		12/19/1996		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/5/2013	1769	Redo Kit	82,940	C				
11/20/1995	667	Manual	4,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2018	Meas/Inspect	BS	Barbara S
3/5/2014	Info Fm Prmt	EMK	Ellen K
3/31/2009	Meas/Inspect	345	PATRIOT
1/30/2009	Measured	336	PATRIOT
10/27/2001	MLS	MM	Mary M
4/12/2000	Inspected	276	PATRIOT
12/8/1999	Missed Appt.	264	PATRIOT
11/23/1999	Mailer Sent		
11/17/1999	Measured	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4635		Sq. Ft.	Site		0	80.	1.21	9									447,240						447,200	

Total AC/HA: 0.10640 | Total SF/SM: 4635 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 447,240 | Spl Credit | Total: 447,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	138.915
Other Features:	83200
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	316148
Depreciation:	83463
Depreciated Total:	232685

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid		Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	5	BRs:	2	Baths:	1	HB						

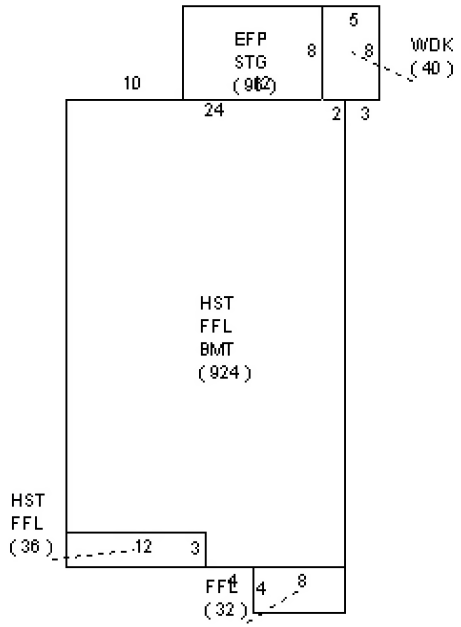
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	138.92
Special Features:	0	Val/Su Net:	88.55
Final Total:	232700	Val/Su SzAd	158.08

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	992	138.920	137,804
BMT	Basement	924	52.510	48,519
HST	Half Story	480	83.350	40,008
EFP	Enclos Porch	96	54.470	5,229
STG	Storage	96	7.920	760
WDK	Deck	40	15.680	627
Net Sketched Area:		2,628	Total:	232,947
Size Ad	1472	Gross Are	3108	FinArea 1362

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	
HST	100	UNF	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

140.0-0002-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: